FORM NO. WD-1

BOOK 6705 PAGE 409

Return to
[illegible]
ATTORNEYS AT LAW
C-301, 2002 RICHARD JONES RD.
NASHVILLE, TN 37215

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,350

Donna D. Hadley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF ~~November~~ October 19 85.

Notary Public

MY COMMISSION EXPIRES: 7-11-87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert K. Bates (NAME)	Leader Federal Savings & Loan (NAME)	
316 Cedarcliff Road (STREET ADDRESS OR ROUTE NUMBER)	3325 West End Avenue (STREET ADDRESS)	150-9
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	174

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Fox Ridge Company, a Limited Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert K. Bates and wife, Regina L. Bates (Robert F. Bates also know as Robert Keith Bates)

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 102 on the Plan of Forest View Park, Section V, Phase II as of record in Plat Book 6250, Page 458, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

BEING part of the same property conveyed to Fox Ridge Company, a Limited Partnership by deed from Kate Barksdale Cain, Trustee and John E. Cain, III of record in Book 6482, Page 832, said Register's Office.

THIS conveyance is subject to Restrictive Covenants of record in Book 6569, Pages 290 through 293, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions, and set back lines, if any, easements and rights of way for public utilities.

THIS conveyance is subject to any and all restrictions and easements of record.

This is unimproved ( ) improved (XX) property, known as 316 Cedarcliff Road, Antioch, TN 37013
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 31st day of ~~November~~ October, 19 85

Fox Ridge Company, a Limited Partnership
BY: Fox Ridge Homes, Inc., General Partner

Alphonse H. Davis W. B. Hughes

BY: ALPHONSE H. DAVIS BY: W. B. HUGHES

Certificate of Limited Partnership of record in Book 6063, Page 891, said Register's Office.

STATE OF TENNESSEE
Davidson County

BOOK 6705 PAGE 410

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Alphonse H. Davis and W. B. Hughes with whom I am personally acquainted and who upon ~~(his oath)~~ (their several oaths) acknowledged ~~(himself)~~ (themselves) to be the Vice President and Vice President respectively of the Fox Ridge Homes, Inc. the within named bargainor, a corporation, and that ~~(he)~~ (they) as such VIc ePresident and Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Alphonse H. Davis as such Vice President, and attesting the same by the said W. B. Hughes as such Vice President All as the act and deed of the corporation as General Partner of Fox Ridge Company, a Limited Partnership.

Witness my hand and official seal at office at Nashville, Tennessee on this the 31st day of October, 19 85

My commission expires 1/19/88

Deborah P. Buford
Notary Public

DEBORAH P. BUFORD NOTARY PUBLIC DAVIDSON COUNTY, TN

WARRANTY DEED

FROM Fox Ridge Company, a Limited Partnership

TO Robert K. Bates, et ux

PREPARED BY:
WALT, DYER & JAMES, Attorneys
Suite C-301
2002 Richard Jones Road
Nashville, TN 37215
Phone: (615) 297-0925

IDENTIFICATION REFERENCE

5 1 6 0 4

NOV 8 8 09 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6705 PAGE 411

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			74350.00- CA TX 153.13 COTAX .50 PRFE 6.00 MISC CHECK 159.63- 4947A11/06/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51604

IDENTIFICATION REFERENCE

Nov 8 8 59 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 190200